

SNAPSHOT of HOME Program Performance--As of 09/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Hudson County Consortium**

State: **NJ**

PJ's Total HOME Allocation Received: **\$55,876,989**

PJ's Size Grouping*: **A**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	A	Overall
Program Progress:				PJs in State: 27			
% of Funds Committed	96.31 %	94.52 %	7	94.94 %	68	65	
% of Funds Disbursed	85.15 %	83.13 %	16	84.35 %	47	41	
Leveraging Ratio for Rental Activities	3.35	4.44	18	4.59	35	41	
% of Completed Rental Disbursements to All Rental Commitments***	80.18 %	83.34 %	21	81.38 %	30	24	
% of Completed CHDO Disbursements to All CHDO Reservations***	66.05 %	65.24 %	13	68.05 %	46	39	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	81.43 %	82.73 %	20	79.65 %	53	43	
% of 0-30% AMI Renters to All Renters***	34.48 %	44.53 %	21	44.76 %	26	31	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	98.57 %	95.87 %	12	94.31 %	61	51	
Overall Ranking:			In State:	15 / 27	Nationally:	46 42	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$28,516	\$26,615		\$25,245	1,050 Units	78.70 %	
Homebuyer Unit	\$28,031	\$16,530		\$14,395	85 Units	6.40 %	
Homeowner-Rehab Unit	\$17,859	\$15,052		\$20,186	199 Units	14.90 %	
TBRA Unit	\$0	\$7,838		\$3,142	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Hudson County Consortium NJ

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$88,612	\$90,897	\$19,956
State:*	\$96,875	\$90,993	\$17,016
National:**	\$88,539	\$71,594	\$22,853

CHDO Operating Expenses:
(% of allocation)

PJ: 0.2 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.11

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	27.4	21.2	63.3	0.0
Black/African American:	8.4	5.9	3.0	0.0
Asian:	0.5	0.0	0.0	0.0
American Indian/Alaska Native:	0.1	1.2	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	1.3	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	1.6	0.0	0.5	0.0

ETHNICITY:

Hispanic	60.7	71.8	33.2	0.0
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HOUSEHOLD SIZE:

1 Person:	43.3	28.2	38.2	0.0
2 Persons:	30.9	20.0	26.6	0.0
3 Persons:	15.7	23.5	14.6	0.0
4 Persons:	7.3	17.6	11.1	0.0
5 Persons:	2.5	8.2	7.5	0.0
6 Persons:	0.2	2.4	2.0	0.0
7 Persons:	0.0	0.0	0.0	0.0
8 or more Persons:	0.0	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	18.6	32.9	11.1	0.0
Elderly:	42.4	3.5	45.2	0.0
Related/Single Parent:	26.1	22.4	13.6	0.0
Related/Two Parent:	10.5	31.8	22.1	0.0
Other:	2.4	9.4	8.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	23.7	1.2 [#]
HOME TBRA:	0.1	
Other:	5.7	
No Assistance:	70.5	

of Section 504 Compliant Units / Completed Units Since 2001 0

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Hudson County Consortium

State: NJ

Group Rank: 46
(Percentile)

State Rank: 15 / 27 PJs

Overall Rank: 42
(Percentile)

Summary: 0 / **Of the 5 Indicators are Red Flags**

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	80.18	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.30%	66.05	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	81.43	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.50%	98.57	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.060	2.02	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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